RECOMMENDS NEW BASIS FOR RENTALS

Accountant Would Use 15 Per BROOKLYN DEVELOPERS Cent. of Owners' Capital Investment.

port sales on their Rugby property in the Twenty-ninth ward of Brooklyn to

Thing the current market valuation of a year think the control of the following: Northeast corner of Utile advantage and Electric prot to Balant as well as a final control of the following: Northeast corner of Utile advantage and Electric prot to Balant as well as a final control of the following: Northeast corner of Utile advantage and Electric prot to Balant as well as a final control of the following: Northeast corner of Utile advantage and Electric prot to Electric prot to

vestment and nothing else. And considering the risk of the real estate business, the general condition of the money market and the value of money to-day, it is our opinion that 15 per cent, on the amount of the equity in a piece of property on erry represents a fair return to an erry represents a fair return to an even-the general condition of the equity in a piece of property or presents a fair return to an erry represents a fair return to an error of the sale are 76 per cent, or 85 per cent,

Zoning Makes Good Home Owners and Citizens

FACTORIES FOR SALE OR RENT. FACTORIES FOR SALE OR RENT.

INDUSTRIAL REAL ESTATE

FACTORIES and FACTORY SITES

ON WATERFRONT OR RAILROAD SIDINGS

"I Specialize in Appraising Industrial Properties"

PLANTS FOR SALE

BRIDGEPORT, Conn. 195,704 Sq. Ft. Three large 1 and 2-story brick buildings. R. R. siding, power plant, electric cranes. 71/2 acres.

WATERTOWN, N.Y. 128,081 Sq. Ft. One-story buildings, ro-ton crane. N. Y. C. R. R. siding. 18 acres. Water power region. ALBANY, N. Y. 30,000 Sq. Ft. Two-story brick, concrete and steel build-ALBANY, N. Y. ing, heavy construction. R. R. siding. 2

MT. VERNON, N. Y. 17,000 Sq. Ft. Two-story brick mill buildings, opposite N. Y., N. H. & H. R. R. tracks. 33,685 sq. ft.

HAZLETON, PA. 218,000 Sq. Ft.

group of reinforced steel and concrete buildings. Monitor and sawtooth construction. Sprinklered. 20 acres. Railroad siding.

UTICA, N. Y.

LOWELL, Mass.

POUGHKEEPSIE, N.Y. 126,000 Sq.Ft. | HICKSVILLE, L. I. 125,000 Sq. Ft. Modern 1 and 2-story brick and concrete buildings. R. R. siding. Fully sprinklered. 30 acres. On Albany Post road.

WATERTOWN, N.Y. 368,000 Sq. Ft. Four r-story buildings. N. Y. C. R. R. siding. 36 acres. 2,000 H. P. available. Ex-

N. Y. HARBOR 70,000 Sq. Ft. R. R. siding and 500 ft. dock. 30 acres. 3,000 ft. on Newark Bay. 1-story brick buildings.

LONG ISLAND CITY 21,500 Sq. Ft. One-story brick building. 125x180. Sprink-lered. Boiler plant. R. R. siding.

Eleven acres. 1, 2 and 3-story buildings, L. I. R. R. siding. Artesian well. Can be pur-chased for less than 8oc per sq. ft.

PORT JERVIS, N. Y. 10,860 Sq. Ft.

48,000 Sq. Ft.

212,043 Sq. Ft.

One-story new reinforced concrete building.

Foundry and machine shop, pattern shop, power house. 3 acres. R. R. siding available.

Brick, mill building. Sprinklered. Heavy carrying capacity. Cheap power. R. R.

Monitor roof. 3 acres. R. R. siding.

OSWEGO, N. Y. 55,000 Sq. Ft. One, 3 and 6-story mill brick buildings. 500 ft. on Varrick Canal. Railroad siding. 4

N. Y. STATE TOWEL MILL 25,000 sq. ft. 1-story sawtooth brick building. Completely equipped. Cheap power. Capacity, 2,000 to 3,000 dozen towels per DELAWARE RIVER EQUIPPED STEEL FOUNDRY

Capacity of 500 tons per month. Cranes, power plant. P. R. R. siding.

WRITE FOR CIRCULAR OF ANY PROPERTY ADVERTISED. BROKERS PROTECTED.

Executive Offices 67 Liberty St. N. Y. City



Telephone Cortlandt



Service of National Scope"

My Industrial Department specializes in the purchase, sale and lease of factory properties throughout the United States and Canada. It is equipped and organized for analyzing industrial propositions, including freight transportation, labor markets, wage and power rates in all parts of the country. Services such as I am able to render are valuable to any manufacturer considering the establishment of a new plant.

I HAVE LOCATED INDUSTRIES IN THE

FOLLOWING CITIES: NEW YORK CITY, N. Y. NEW HAVEN, CONN. DETROIT, MICH. SPRINGFIELD, MASS LONG ISLAND CITY, N.Y. MANCHESTER, N. H. ELIZABETH, N. J. TROY, N. Y. COLUMBUS, GA. BUFFALO, N. Y. CORRY, PA. TARRYTOWN, N. Y. JERSEY CITY, N. J. MOUNT VERNON, N. Y. NEWARK, N. J. IRVINGTON, N. Y.

BALTIMORE, MD. HARTFORD, CONN. BRIDGEPORT, CONN. NEW ORLEANS, LA. PROVIDENCE, R. I. PATERSON, N. J. CRANSTON, R. I. WEST POINT, MISS. FRAMINGHAM, MASS. NEW BRITAIN, CONN. PERU, IND. KANSAS CITY, MO. CLEVELAND, OHIO. WILMINGTON, DEL. ELMHURST, N. Y. WINDSOR, CANADA.

ETC., ETC.

I make a specialty of handling factory properties throughout the United States and Canada. If in the market for a factory send me your requirements. If you have one to sell send for my selling plan.



0744 Cort.

Five Miles From New York City Hall

FACTORY SITES

ALBANY, N. Y. 127,800 Sq. Ft. Heavy constructed brick building. (Hinckel Brewery.) "An Industrial Real Estate On Deep Water With Railroad Facilities

Property located midway between Newark and Jersey City, N. J., fronting on the Passaic and Hackensack Rivers, in the heart of the

GREATEST LABOR MARKET

CROSSED BY FOUR RAILROADS

and their Branches, Sidings, from which can be obtained:

Pennsylvania R. R. Central R. R. of N. J. Del., Lac. & West. R. R. Erie Railroad

NEWARK BAY AND PASSAIC RIVER CHANNELS UP TO THE PROPERTY 20 FEET AT LOW TIDE

The Following Concerns Have Purchased Locations in the Property:

Federal Shipbuilding Co. (U. S. Steel Corp.), Ford Motor Company, Automobiles; Thomas A. Edison Co., Inc.; Niles-Bement-Pond Co., H. Koppers Co., By-Product Coke Ovens; Martin Dennis Company, Chemicals, Egyptian Lacquer; North American

Copper Co., Metal Goods; White Tar Company, Naphthaline: Barrett Mfg. Co., Chemicals.

BROKERS PROTECTED.

FACTORIES FINANCED

I CAN HELP FINANCE the erection of new plants on the NEWARK MEADOWS, with rail and water facilities, near the plants of the Federal Shipbuilding Corp. (U. S. Steel), Ford Motor Company and Trexler Lumber Company, etc.

> Executive Offices 67 Liberty St. N. Y. City



FOR SALE OR LEASE

Modern Fireproof Factories

Near Shipping Transportation

and Bridges

GOOD LABOR SECTIONS.

Walter T. Scott Brooklyn, N. V.

0744 Cortlandt

son power elevator.

-Factory for Sale-

Brooklyn, near Williamsburg Eridge Four-Story corner, 50195; sub-stantially built; steam heat, Edi-

Fully rented, ninety days' can

cellation clauses, pre-war prices,

Simpson Merritt CO.

1457 Broadway, N. Y. C.

'Phone Bryant 824

Bronx Waterfront Factory Site

Right in the logical Industrial Area of Greater New York where water borne freight facilities eliminate extra handling expense, where there is abundant supply of high class skilled and unskilled labor well housed in modern structures at moderate rentals. Every Railroad entering New York has a terminal in the Bronx except the Pennsylvania, which is just across the Harlem River. Forty-five Factories are being built in The Bronx now. So you are asked to consider well the property listed below.

We call your attention particularly to a large and desirable property on the Harlem River—Estate of John Cromwell—located at East 140th Street-Harlem River, running back to Walton Avenue, with river frontage of about 325 FEET AND DEPTH OF ABOUT 500 FEET

Close to Madison Avenue Bridge and adjacent to the Farrell coal yard.

This property is FOR SALE OR LEASE and can be had on favorable terms. FULL PARTICULARS can be had of CLARENCE H. FAY, 132 Nassau St., phone Beekman 2474, or BENJAMIN G. GLOVER, 303 5th Av., phone Long-

With Railroad Siding—TO LET

NEW REINFORCED CONCRETE BUILDING, 62,400

SQ. FT ON EACH FLOOR. LARGE AND SMALL UNITS

This is a new reinforced concrete building, absolutely fireproof and equipped with aprinkler system, insuring minimum insurance rates. Electric power at wholesale rates, with excess reserve power and gas mains of large conjectly, are a feature. Six large freight elevators, 4 passenger clevators. Subway and elevated station on corrier. FREE FREIGHT HANDLING

PREN-BROOK CORP. On Premises, 3611 14th Ave.,
Brokers Protected. Phone—Blythebour 4032. BROOKLYN

SPLENDID FACTORY SPACE

Locate Your Industrial Plant

Railroad Sidings Cheap Land Low Taxes

Special inducements to create new industrial section. Electric light and power, unlimited water supply.

W. S. Pickard

263 W. 34 St., N. Y.

Long Island City

¶ We specialize

Long Island City Rail and Water



Astoria 1605

FACTORIES

CHEMICAL PLANTS, MACRINE SHOPS, AUTOMOBILE PLANTS, NEW FACTORIES, LARGE, SMALL. I CAN SUIT YOU. GIVE ME AN OPPORTU-NITY. FINCK, PACTORY SPECIALIST. 214 Broad, Elizabeth.

10,000 square feet, 1 story, sprinklers 18,000 square feet, 1 story, ffrepress. 21,000 square feet, 3 story, ffrepress.

Lefts, all sizes, some with sidings or will build to order. **BAFFA & DIXON**

170 Bernsen St., B'kyn. Main 147-148.

UNEQUALED BARGAIN

The state of the state of the second of the second

BUY AT AN

FACTORIES

Specialist

gain.

JERSEY CITY-30,000 sq. ft. Heavy
brick. Excellent for drugs, clothing or
any line using girl labor. Bargain price.
JERSEY CITY-20,000 sq. ft. R. R. eldlings. Plot of entire block front. One and
two story brick sprinklered. Finest and
most desirable location in city.

9-ACRE FACTORY SITE for sale in ELIZABETH, N. J. C. R. R. of N. J. Railroad Siding

5 ft. Trunk Sewer. Public Service Electric Car and City Water facilities; high, dry, level land. \$3,200 per acre

BETATE of LENA U. MAURER (Martin Maurer, Executor), 129 Coe ave., Rill-Hillelde, N. J. (Tel. Eliz. 8106.)

NEW FACTORIES
Two one story brick bulldings, modern contraction, 752214, at Bound Brook, N. 71
vur railroads; all improvements islding;

FACTORIES EVERYWHERE FACTORIES NEW JERSEY Robert S. Stoutenburg, Newark, N. J. L. RISLAR, Hoboken, N. J.

LONG ISLAND

One Acre to 1,000 Acres. Easy Terms

Brokers Protected .

in Factories & **Industrial Sites** in



Klein & Co., SOLE AGENTS. Square Bidg., Jersey City. Phone Bergen 6162.